



## 6 CROWNLEE

PENWORTHAM, PRESTON, PR1 0PA

**£165,000**  
FREEHOLD

- Semi Detached True Bungalow – Realistically Priced • Much Sought After Development • Over 55's Residents – Requiring Some TLC • Two Spacious Bedrooms • Spacious & Bright Lounge Room • Fitted Kitchen • Modern Shower Room • Own Patio Area & Communal Gardens • Driveway Parking & Brilliant Community Centre • Offered with No Onward Chain

Delay

**MARIE HOLMES**  
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An excellent opportunity to acquire a charming home that offers fantastic potential, competitively priced to reflect the need for some cosmetic updating. This semi-detached true bungalow is situated within a highly sought-after and select residential development, providing a peaceful yet well-connected setting. The property features a bright and welcoming lounge, enhanced by large picture windows that overlook a patio area and the well-maintained communal gardens beyond, creating a lovely sense of space and light. There are two generously sized bedrooms, a modern shower room, and a fitted kitchen, all offering a solid foundation for a buyer to personalise and enhance. Designed for residents aged 55 and over, the development boasts an exceptional community atmosphere, further complemented by a recently refurbished on-site community centre. Here, residents can enjoy organised social activities, subsidised meals, and even guest accommodation for visiting family and friends. Additional benefits include uPVC double glazing and gas central heating, ensuring comfort throughout the year. Externally, there is driveway parking for two vehicles. Conveniently located, the property is within easy reach of Sainsbury's Local, regular bus routes, and Liverpool Road, which leads into the heart of Higher Penwortham. This vibrant area offers an array of independent shops, boutiques, restaurants, and bars. Early viewing is highly recommended to fully appreciate the layout, setting, and potential this lovely bungalow has to offer. The property is available with NO ONWARD CHAIN DELAY.



### Entrance Hallway

With UPVC double glazed door to the front, large storage cupboard, radiator and ceiling light.

### Lounge

15'6" x 11'11" (4.72 x 3.63)

A lovely bright and spacious lounge with uPVC double glazed picture windows overlooking the rear patio, coal effect gas fire with mantel surround, radiator and T.V. aerial point.

### Kitchen

9'3" x 7'11" (2.82 x 2.41)

With a range of wall, drawer and base units with contrasting surfaces and splashback tiling, electric cooker, sink and drainer unit, space for upright fridge freezer, cupboard housing the central heating boiler and window to rear.

### Inner Hall

With ceiling light and doors off.

### Bedroom One

12'0" x 10'1" (3.66 x 3.07)

With uPVC double glazed window to the front, a range of fitted wardrobes, ceiling light and radiator.

### Bedroom Two

9'9" x 7'9" (2.97 x 2.36)

With uPVC double glazed window to the front, radiator and ceiling light.

### Shower Room

A wet room with electric shower, "Heritage" wash

hand basin and concealed cistern W.C. bespoke vanity unit, heated towel rail, opaque double glazed window to the side, linen cupboard with plumbing for washer.

### Outside

There is plenty of driveway parking and a shed.

### Rear

To the rear is a patio area and communal gardens beyond.

### Additional Information

Please note: Crownlee is managed by Fairhaven Housing Association and provides secure accommodation exclusively for residents aged 55 and over. Properties within the development benefit from a Red Chord intercom system, access to a communal centre, and the option of hot and cold meals (available for a modest charge). External maintenance of the grounds is also included, subject to a monthly service fee.

### Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in

accordance with the sellers instructions.

#### PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or

your advisors.

#### NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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### ADDITIONAL INFORMATION

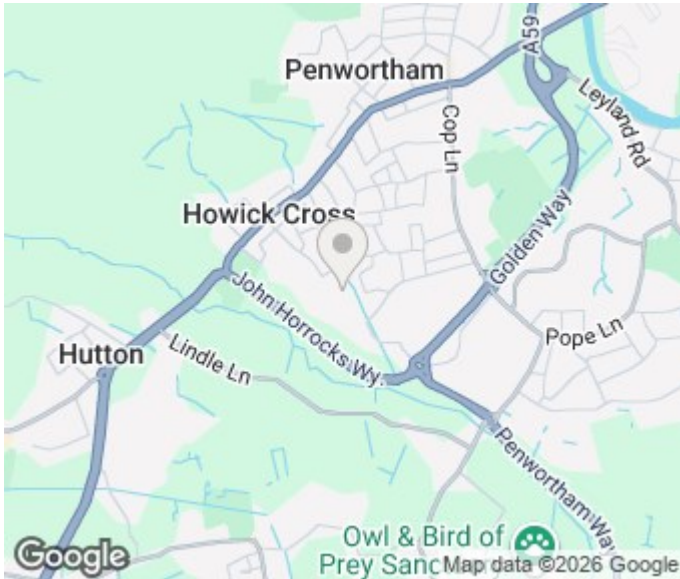
**Local Authority** –

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold

**EPC Rating** – C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**Marie Holmes Estate Agents**

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